

# ***Board of County Commissioners***

## **Development Review**

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## **May 20, 2002 DRC Meeting**

Meeting convened at 2:03 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Becky Howard-Deputy Clerk, Bob Carver-Building Official, Rolland Shrewsbury-Environmental Health and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of May 13, 2002. Mrs. Keenum seconded the motion and the motion carried.

### **Old Business-**

#### ***Habitat for Humanities-Sumter County***

##### ***Major Development***

##### ***Engineering Site Plan Review***

Michael Springstead, Springstead Engineering, Inc., was present and representing the applicant who is proposing to construct a thrift store for Habitat for Humanity. Mr. Helms stated he needed copies of the permits from DOT, SWFWMD and City of Wildwood. Mr. Springstead stated that all of these permits were pending. Mrs. Rogers asked if the changes that had been made to the site plan would affect SWFWMD approvals. Mr. Springstead stated all the changes had been minor, so there should not be an effect on the approvals. Mr. Mountain addressed the DOT permit, DEP sewer permit and pump station. Mr. Springstead stated the City of Wildwood would handle the sewer for the project.

Mr. Mountain moved to approve the request for engineering site plan approval contingent upon receipt of DOT, SWFWMD and City of Wildwood DEP approvals. Mr. Helms seconded the motion and the motion carried.

## **New Business-**

### ***County Crossings Subdivision***

#### ***Medium Development***

#### ***Conceptual Site Plan***

Ron Brown, property owner, and Roger Strcula, Upham, Inc., were present and proposing to subdivide the subject property into nine lots with one lot being the master drainage retention pond for the entire subdivision. Mrs. Rogers stated the project was currently under comp plan review. Mr. Helms stated the request was for a commercial subdivision and approvals would be subject to a land use change. Mr. Helms addressed the relationship between the proposed subdivision and the existing subdivision - Commercial Highlands. Mr. Helms stated he had spoken to Attorney Neal and she had concerns over the size of the lots and ownership of lots 23 and 26. Mr. Strcula stated Mr. Brown had the majority of the lots under contract. Mr. Helms discussed the possibility of uses on lot 9 due to its small size. Mr. Helms stated DOT, Public Works, and the property owners on both sides of US 27/441, have been negotiating the realignment of CR 109 and NE 138<sup>th</sup> Avenue, but the property owner adjacent to CR 109, has decided not to allow the use of his property for the project. Mr. Strcula stated that because of this, CR 109 would be left as it is, but a median will prevent northbound turns and a traffic signal will be installed at NE 138<sup>th</sup> Avenue. Mr. Strcula showed the changes on the site plan. Mrs. Rogers asked about the master drainage pond. Mr. Helms stated the following corrections needed to be made on the site plan: ***show a minimum ten foot setback on all signs, St. John's Water Management District needs to be changed to SWFWMD and Volusia County needs to be changed to Sumter County in the restrictions of the subdivision.*** Mr. Helms discussed the needed improvements to NE 138<sup>th</sup> Avenue. Mr. Brown stated he would take care of these road improvements. Mrs. Keenum asked about the location of the main entrance. Mr. Shrewsbury asked if the houses and mobile homes shown on the site plan were going to be removed and stated permits were required to abandon septic tanks. Mr. Brown asked about wells, in which Mr. Shrewsbury instructed him to contact SWFWMD. Mr. Shrewsbury went over the proper way to pump out and abandon a septic tank. Mr. Strcula stated SWFWMD permits had been submitted and also stated he had been working with Little Sumter Utility Company. Mrs. Rogers reminded Mr. Brown that any approvals would be contingent upon a land use change. Mrs. Rogers discussed the ORC report from DCA.

Mr. Helms moved to approve the conceptual site plan contingent upon a change in the land use and the above discussed corrections being made to the site plan. Mr. Carver seconded the motion and the motion carried.

***Lowes Home Improvement Warehouse***

***Major Development***

***Preliminary Site Plan***

Ron Brown, property owner, and Roger Strcula, Upham, Inc., were present and proposing to develop a 141,533 GSF building and 30,483 SF garden center with 664 total parking spaces. Mrs. Rogers gave a description of what the applicants were requesting.

Mr. Helms stated the following corrections needed to be made to the site plan: ***show a minimum ten foot setbacks for all signs and address screening requirements if adjacent property is zoned less than CH.*** Mrs. Rogers made the determination that the garden center would not be exempt from impact fees. Mr. Helms asked to get a copy of the utility agreement from Little Sumter Utilities. Mr. Strcula discussed the separate application for rezoning. ***Mrs. Rogers reiterated that if the adjacent property was not rezoned to CH, screening would be required for the project prior to engineering approvals.*** Mrs. Rogers discussed the joint drainage plan and storm water system. Mr. Strcula discussed future phases and live oaks located on the property.

Mr. Helms moved to approve the preliminary site plan subject to the above discussed corrections being made to the site plan. Mrs. Keenum seconded the motion and the motion carried.

***North Sumter Utility Company WTP #1***

***Major Development***

***Preliminary Site Plan***

Robert A. Ern, Jr., P.E., Farner Barley and Associates, Inc., was present and proposing to construct a community well supply system and water treatment plant with a well house site. Mrs. Rogers gave a description of what the request consisted of. Mr. Helms stated he needed a copy of the SWFWMD permit, along with any other state agency permits. Mr. Ern stated the wells were under construction. Mr. Ern stated water plant access would be made through Buena Vista Blvd. Mr. Helms questioned the need for engineering approvals. Mr. Mountain stated the construction approvals would be made by DEP. Mrs. Keenum asked about submitting this request prior to the outcome of the SWFWMD hearings. Mr. Mountain stated the request was being submitted at the applicant's risk. Mr. Carver stated approvals would be contingent upon the final ruling of the SWFWMD hearings. ***Mr. Mountain discussed the engineer's findings regarding the proposed lines to be used, the method for crossing the pipes and the discrepancy in the incoming and outgoing lines shown on the site plan.***

Mr. Helms moved to approve the preliminary site plan contingent upon the engineer's comments, listed above, being addressed and the final ruling of the SWFWMD hearings. Mr. Mountain seconded the motion and the motion carried.

**Public Forum-**

None

Mrs. Rogers stated the next meeting was scheduled for June 3, 2002. Mr. Helms stated there were no items scheduled as of yet.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried.

Meeting adjourned at 2:48 PM.